



COUNTY OF MONROE INDUSTRIAL DEVELOPMENT AGENCY

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## MINUTES – AGENCY SPECIAL MEETING – July 27, 2016

Time & Place: 6 PM, City Place, 50 W. Main Street, Rochester, NY

Board Present: A. Burr(Chair), P. Buckley, G. Collins, D. Kuntz, J. Popli, M. Worboys-Turner

Board Excused: A. Meleo

Also Present: R. Baranello Endress, Esq., M. Townsend, Esq.

Chair Burr called the meeting to order. M. Worboys-Turner led the Pledge of Allegiance.

Chair Burr opened the Public Forum. There being no speakers, the Public Forum was closed.

R. Baranello Endress presented the following applications for agency consideration:

### Applicant

#### Morgan U-Ave LLC

#### Lease/Leaseback with JobsPlus

The company was represented by Kevin Morgan, Todd Moran and Betsy Brugg, Esq. Morgan U-Ave LLC (MUA), a local real estate development company, is proposing a \$22.6 Million redevelopment of a 2.51 acre site on University Avenue in the City of Rochester. The property includes an existing residential structure, originally built in the 1920's that is currently owned and occupied by a not-for-profit veteran's organization, Monroe Voiture. The property is in poor condition. The building will be acquired by MUA, renovated and leased to the Monroe Voiture, which will ensure the long-term health of the Monroe Voiture and the many veterans programs that are operated from this facility. Additionally, MUA will be constructing a four story, 115,200 square foot, 99-unit apartment building with interior parking spaces and a surface lot. The project is projected to create 3 new FTEs over the next three years. The applicant is seeking approval of JobsPlus property tax abatement. The job creation requirement is 1 FTE. The Benefit/Incentive ratio is 2.5:1. R. Endress noted letters of opposition, previously read to the Board, are included in the Board packages. Betsy Brugg, Esq. updated the Board on the resolution of previously pending litigation. J. Popli asked for more detail on the renovations and services offered to the Monroe Voiture. K. Morgan described the renovations and indicated the developer will provide all utilities and maintenance at no cost to the Monroe Voiture. A Public Hearing was held in the City of Rochester on March 15, 2016. A preliminary inducement resolution was approved March 15, 2016. The SEQR resolution for the subject property was approved March 15, 2016. Upon inquiry by the Chair, the applicant representative confirmed that they are aware of the Local Labor requirements. On a motion made by M. Worboys-Turner and seconded by J. Popli, an inducement and final resolution was adopted approving subject project. A. Burr and P. Buckley abstained due to a conflict of interest. All others Aye.

There being no further business, on a motion made by M Worboys-Turner and seconded by J. Popli, the meeting was adjourned.